

South Los Angeles Industrial Tract BID
Board of Directors Meeting
July 11, 2008 @ 11:00 am
655 E. Florence, SLAIT Security Office

In attendance: Duke Dulgarian, Steve Stone, Barry Croxen, Steve Anderson, Greg Goodman, Oscar Avina, Oscar Ixco, Raleigh Waller, Dave Mitchell, Rod Kratovil, Diana Esparza, Susan Levi.

- I. Meeting called to order at 11:08 am
- II. Introductions were made.
- III. Approval of Minutes- **Motion to approve Minutes by Stone/Goodman. Waller abstains as he was not present at the last meeting.**
- IV. Public Comment - None

Levi stated that Agenda items would be called out of order.

V. BID Renewal Update

- a. Public Hearing August 5 @ 10:00 am, at City Hall-
Levi reminded the Board that the public hearing would take place August 5, 2008, 10:00 am, at City Hall. She stated that if anyone submits an opposition card during the hearing, the Board would have to defend its position. If none are received, then they'd just have to wait for the ballot count. The Board will find out immediately after the hearing if the BID passed or not. Stone asked the Board if they knew of anyone that was organizing against the BID, Levi responded that she has been in contact with merchants that have told her that there are many discussing it, mainly in support. Levi also requested that the Board email her the make and model of their cars so that she can arrange free parking at City Hall.
- b. Stakeholder Response - Levi reported that the City has received 43 ballots thus far. Levi has been outreaching and has noticed that stakeholders have been much more responsive to her.

VI. Security

- a. Security Camera Update- Levi stated that the Community Redevelopment Agency Board approved Pro 911 completing the camera project and that Dave Mitchell is currently in charge. Dave Mitchell, introduced himself and thanked everyone, stated that he is thrilled to jump in and take over, even though his contract hasn't been officially finalized. Mitchell then moved on to discuss the system. He stated that there are 30 cameras working, and out of the 30, 4 are recording. Mitchell added that he'd like to have

8 to 12 cameras recording before contract is sealed. Miscellaneous issues will be taken care of once everything is in place. Mitchell stated that Dale, who has an extensive background in the field, would soon come in and take over; he is currently in Dallas working on a separate project. Mitchell added that SLAIT is getting the same top-notch technology as the UC Berkeley police department, and that SLAIT's program, once up and running, will be the largest and most effective system on the West Coast. Mitchell had Board members go over to the camera monitor, did a mini demo and answered any questions they have. Mitchell stated that there are still many details that need to be adjusted, but is excited about what is to come. The cameras are over designed and are running above and beyond other systems. Mitchell added that the system also has remote access, which will allow him to train Avina online.

b. Universal Protection Service Update Avina reported that he's received a lot of information under the radar about assaults and robberies that have gone unreported. He's also stayed in close contact with many merchants who've expressed to him that the BID is getting better. There's been dramatic changes overall, especially with safety. Many merchants have said that UPS' presence makes all of the difference, and have played a major role in helping the area take back control. Avina also stated that the security team has been mowing lawns, removing graffiti and has noticed that neighboring businesses are following their lead. Merchants are taking pride and are making sure that their storefronts look well, too. Dulgarian asked Avina what he thought the most significant issue is; Avina responded that currently it is drag racing. There are many groups coming in from neighboring communities that are participating, which has led to even more conflict. Avina also discussed the recent cabinet dumping at B of A, where the dumper left the job ticket behind. Avina stated that he contacted the person listed on the ticket and obtained information on the contractor. Avina found out that the cabinets were transported all of the way from Orange County. He also asked the Board members to please contact him about any issues/ problems that they're dealing with, no matter what time of the day.

c. LAPD Update- SLO Dan Reedy N/A

VII. Maintenance

a. Purchase Weed Killer - Levi reported that graffiti and maintenance are under control, but that weeds have become an eyesore. Avina bought a weed whacker and brought in his lawn mower to try to alleviate the problem. Levi added that Avina is hoping to obtain funds to purchase weed killer that he himself will spray. The Board agrees that it can be done. **Motion to approve the one time purchase of weed killer by Croxen/Stone unanimous.**

b. LACC Additional Day Per Week - Levi stated that Avina feels that it is necessary for LACC to come out an additional day per week. They've had a tremendous impact in the BID and have helped keep rolling bin costs down because they dump at their own site. Goodman expressed concern about holding off on contract with LACC until after the hearing. Levi responded that many merchants on the exterior border feel like they are not benefiting from the BID, and this would be one of her strategies to win them over. Stone asked if

this is a long-term deal, Levi responded no, that they could terminate services with a 30-day advance notice. The Board agreed to add an extra day to their contract. **Motion to approve LACC coming out an extra day/week by Croxen/Stone unanimous.**

c. Sidewalk Pressure Washing - Levi reported that many merchants have been complaining about sidewalks. Levi currently contracts Rite Off steamers to pressure wash her other BID's, and would like them to come out to SLAIT. She asked them to look at Rite Off Steamers proposal in the meeting packet. Croxen asked if it is a one-time trial. Levi responded that it is, the Board could resume with services if they feel it is worth continuing. Dulgarian asked about pressure washing on Gage. Levi responded that it wasn't included in the proposal, but will obtain a new quote that does. Stone asked Levi if she can try to negotiate a deal, Levi responded that she would do everything she can. The Board agrees to move forward with a one-time trial. **Motion to approve Rite Off Steamers Proposal up to \$4000.00 by Croxen/Stone carried.**

VIII. New Business

a. Street Sweeping- Levi stated that she spoke to a Gage property owner that told her he hadn't seen street cleaning services out in a while. Levi found out that for some reason the BID was not on the cleaning schedule. Levi stated that she's contacted Street Services and requested to have the BID put back on. Street Services responded that they can only do one street, 3 times a year, but that a one-time cleaning could be initiated in August.

b. Parking on Gage- Levi stated that there are 3 medians on Gage that a property owner has petitioned to park on. Owner has 1 hour business parking at his storefront but is having parking trouble with employees who've had to move every hour to avoid being ticketed. Owner is trying to find out if medians can be used for employee parking to relieve the situation. Croxen stated it is already dangerous for the vehicles that are parking on the one median now and advises against it. Goodman asked about illegal car vendors, and about the possibility of obtaining permit parking. Levi responded that there is no permit parking for commercial streets, but will brainstorm solutions. She will speak to the Lieutenant, do more research and will come back to this issue.

IX. Next Meeting Date- Friday, August 8, 2008 if necessary

X. Adjourn Meeting- Adjourned at 11:47 am